

BOSTON REDEVELOPMENT AUTHORITY
April 4, 1985

Development Impact Project Plan
The Ingalls Building at 857 Boylston Street
Between Fairfield Street and Gloucester Street
In the Back Bay of Boston Proper

Developer: 857 Boylston Street Associates a joint venture partnership between Back Bay 1984 Limited Partnership, Ingalls Real Estate, Inc. and S. Joseph Hoffman.

Architect: The Architects Collaborative, Cambridge, Massachusetts

Site Description: Approximately 15,666 square feet of land fronted on Boylston Street, mid block between Fairfield Street and Gloucester Street. Site is comprised of four lots each with an existing structure. These are: 845 Boylston Street 5801 S. F., 857 Boylston Street 4937 S. F., 859 Boylston Street 2464 S.F., 863 Boylston Street 2464 S.F.

Location and Appearance of Building: The Ingalls Building as planned will be a single structure. The building will be 11 stores plus a penthouse which will house building mechanical equipment. The design of the building will be substantially in accordance with the schematic representations in Exhibit A.

General Description of Project Development and Uses. The Ingalls Building as planned will contain approximately 135,885 gross rentable square feet of first class office space. The building will also offer ground floor retail space totaling 6,050 square feet. For F.A.R. purposes, the combined gross floor area in the building will be approximately 141,950 square feet. The building will provide 29 parking spaces, 27 of which will be below grade. In addition, the building will have two rear loading bays. The Ingalls Building will be the corporate headquarters for Ingalls Associates. Ingalls Associates, the third largest advertising firm in Boston, is projecting an initial occupancy of 65,000 square feet. The balance of the building will be leased as speculative office space.

Estimated Construction Time: Construction to Begin: April, 1985
Scheduled Completion: June, 1986.

Projected Number of Employees: During the anticipated 15 month construction period, approximately 80 jobs will be created. After completion and at full occupancy, the Ingalls Building will have an employee population of approximately 560 people. The Developer has agreed to require the General Contractor and his subcontractors to use their best effort to employ 10% women, 25% minority and 50% Boston residents in their work force for the construction of this project. The Developer has

further agreed to formulate a voluntary Employment Opportunity Plan in the future, which Plan will detail Developer's good faith efforts to assure that 50% of the employment opportunities created in the project will be made available to Boston residents.

The Applicant will contribute \$50,000 to the City of Boston for the redesign and reconstruction of Copley Square. \$25,000 of this amount would be paid to the Authority, on behalf of the City of Boston, in the Spring of 1985 and the balance will be paid in the fall of 1986.

Development Impact Project Exaction: In accordance with Section 26-3 of the Boston Zoning Code, 857 Boylston Street Associates will enter into a Development Impact Project Exaction Agreement with both The Boston Redevelopment Authority and the Neighborhood Housing Trust, or if such trust has not been established at the time of the execution of such Agreement, with the Boston Redevelopment Authority acting on behalf of said Trust. The Development Impact Project Exaction shall be made as Housing Payment Exaction payable in 12 equal annual installments. The first installment will be due upon the issuance of a Certificate of Occupancy for The Ingalls Building, or 24 months after the issuance of a building permit for the project, whichever first occurs. The annual payment shall be 1/12 of \$5.00 per square foot of gross floor area of the portion of the project dedicated to office, retail, business and service uses in excess of 100,000 square feet. Said exaction shall approximate a total of \$275,530 based on the following calculations:

Gross Building Area	165,470 S.F.
Deduct:	
Accessory Parking	
Garage	10,364
Allowance	100,000
	55,106
	X \$5.00
Exaction Payment Total	\$275,530

Changes in total gross square footage for the project may occur as a result of ongoing design review.

Density: Building lot size is 15,666 square feet. Gross building area adjusted for zoning measurement purposes is 141,950 square feet. This yields a floor area ratio (F.A.R.) of 9.1.

Proposed Dimensions of Structure: The Ingalls Building will be 140 feet X 93 feet at the base. Front and rear set backs at the 9th floor will be provided in accordance with schematic drawings listed in Exhibit A.

Traffic Circulation: The Ingalls Building will not alter current traffic patterns in the vicinity of the building site. Loading docks and parking garage access will be gained from Gloucester Street and Public Alley #563. The anticipated vehicular traffic will have a nominal impact on traffic flow or congestion in this area.

Open Spaces and Landscaping: The Ingalls Building will have a front yard property line setbacks of 14 feet. The Boylston Street sidewalk will be finished with brick pavers over an area of 19 feet wide and 140 feet long, conforming to BRA specifications. In addition there will be a several planters for trees running along Boylston Street in front of the building, which will more than replace the existing trees.

Access to Public Transportation:

<u>Transportation</u>	<u>Station</u>	<u>Walk</u>
South and West Commuter Rail	South Station	25 min.
North and Northwest Commuter	North Station	25 min.
Red Line	Park Street	20 min.
Blue Line	State Street	20 min.
Orange Line	State Street	20 min.
Green Line	Hynes Auditorium	2 min.
Express Buses West	Franklin & Federal	20 min.
Express Buses South	South Station	25 min.
South Shore Ferries	Rowes & Foster Wharves	25 min.
Interstate Buses	Greyhound	5 min.

Proposed Building Elevations: Elevation at the roof will be approximately 135' - 2". Elevation at the top of the mechanical penthouses will be approximately 155' - 0".

Exterior Building Material: Architectural brick to compliment area brick colors, and with precast concrete and glass curtain wall system, subject to Authority design review approvals.

Design Drawings: Schematic Design drawings have been completed by The Architects Collaborative, and are listed in Exhibit A.

Design Review: The Ingalls Building is subject to the four phases of the Boston Redevelopment Authority's design review process. The Authority has approved Schematic Design drawings as submitted.

Conditional Use Permits Required for New Construction:

Conditional Use Permit #72 (off street parking accessory to office and retail uses) is required for this project. Furthermore, a variance for the 5' - 0" setback is required for the property for Floors 2 through 9. A hearing before the Zoning Board of Appeals for the above referenced conditional use permit and variance has been scheduled for April 9, 1985.

EXHIBIT A
THE INGALLS BUILDING
SCHEMATIC DESIGN DRAWINGS

Site Plan	2/19/85
Basement Plan	2/19/85
Ground Floor Plan	2/19/85
Second Floor Plan	2/19/85
Third-Eight Floor Plan	2/19/85
Ninth Floor Plan	2/19/85
Eleventh Floor Plan	2/19/85
Core Plan-Basement	2/19/85
Core Plan-Ground Floor	2/19/85
Core Plan-Other Floors	2/19/85
Boylston Street Elevation	2/19/85
North Elevation	2/19/85
East Elevation	2/19/85
West Elevation	2/19/85

DEVELOPMENT IMPACT PROJECT AGREEMENT
For
The Ingalls Building at 857 Boylston Street
Between Fairfield and Gloucester Streets
In the Back Bay, Boston Proper

AGREEMENT made this day of April, 1985 by and between 857 Boylston Street Associates, a joint venture between Back Bay 1984 Limited Partnership, S. Joseph Hoffman and Ingalls Real Estate, Inc., as General Partners, having an address at LM&W Properties Co., Inc., Ten Post Office Square, Boston, Massachusetts 02110 (the "Applicant") and the Boston Redevelopment Authority, a body politic and corporate created pursuant to Chapter 652 of the Acts of 1960, as amended (the "Authority") acting on its own behalf and as escrow agent for the Neighborhood Housing Trust as defined in Article 26 of the Boston Zoning Code (the "Trust").

WHEREAS, the Applicant is the developer of a parcel of land on Boylston Street between Fairfield and Gloucester Streets to be known and numbered 857 Boylston Street (the "Site") which Site is more particularly described on Exhibit A annexed hereto; and

WHEREAS, the Applicant proposes to construct on the Site an office building with ground floor commercial space (the "Project") which constitutes a "Development Impact Project" as defined in Section 26-2 of Article 26 of the Boston Zoning Code as in effect on the date hereof ("Article 26"); and

WHEREAS, the Applicant has submitted to the Authority a Development Impact Project Plan for such Project (the "Plan") complying with the requirements of Section 26-2, subparagraph 2 of Article 26; and

WHEREAS, the Authority, after a public hearing held on April 4, 1985, notice of which hearing was published in the advertisements listed in Exhibit B attached hereto, has approved such Development Impact Project Plan pursuant to Section 26-3, subparagraph 1 of said Article 26; and

WHEREAS, the Neighborhood Housing Trust contemplated by Article 26 has not been established on the date hereof.

NOW, THEREFORE, the parties hereto agree as follows:

1. Capitalized terms used herein without definition shall have the meanings ascribed in Article 26.
2. The Authority having approved the Plan for the Project, the Applicant agrees to develop and carry out the Project as described in the Plan. The Applicant has agreed to require his General Contractor and his subcontractors to use

their best effort to employ 10% women, 25% minority and 50% Boston residents in their work force for the construction of this project. The Applicant has further agreed to formulate a voluntary Employment Opportunity Plan in the future, which plan will detail Applicant's good faith efforts to assure that 50% of the employment opportunities created in the project will be made available to Boston residents.

3. The Applicant will contribute \$50,000 to the City of Boston for the redesign and reconstruction of Copley Square. \$25,000 of this amount would be paid to the Authority on behalf of the City of Boston in the Spring of 1985 and the Balance will be paid in the fall of 1986.

4. The Project will contain approximately 141,950 square feet of gross floor area dedicated to uses enumerated in Table C of subparagraph 2(a) of Section 26-3 of said Article 26.

The exact gross floor area of such Project to be devoted to such uses will be determined based upon the Contract Documents for the Project approved by the Authority pursuant to the Authority's design review procedure. Contract Documents as used herein shall have the meaning ascribed in the Authority's Design Review Procedure attached hereto as Exhibit C.

5. Within thirty (30) days following approval by the Authority of the Contract Documents for the Project in accordance with such Design Review Procedure, the Applicant shall submit to the Authority a calculation of gross floor area, made in accordance with the requirements of the Boston Zoning Code, of the Project (the "Impact Area"). Such calculation shall be certified by The Architects Collaborative or any successor architectural firm engaged by Applicant to design the Project.

6. The Applicant shall be responsible, in accordance with the terms of this Agreement, for the payment of a Development Impact Project Exaction, as defined in Section 26-2(3) of the Boston Zoning Code. The Applicant hereby agrees to satisfy the Development Impact Project Exaction, determined by multiplying the certified Impact Area, pursuant to paragraph 4 above, in excess of 100,000 square feet by Five Dollars (\$5). Based upon the schematic design for the Project approved by the Authority, it is estimated that the total amount of such Development Impact Project Exaction will be Two Hundred Seventy-Five Thousand, Five Hundred Thirty Dollars (\$275,530.00), calculated as follows:

Gross Building Area:	165,470 S.F.
Deduct:	
Accessory Parking Garage:	10,364
Allowance:	<u>100,000</u>
	55,106 S.F.
	X \$5.00
Exaction Payment Total:	<u>\$275,530</u>

The Applicant may, at its option, satisfy its obligation for the Development Impact Project Exaction by either (1) the payment of money to the City of Boston acting by and through the Neighborhood Housing Trust, or if such Trust has not been created, then to the Authority or (2) a contribution to the creation of housing units for occupancy exclusively by low and moderate income residents of the City of Boston.

If the Applicant elects to satisfy this responsibility pursuant to option one it must submit the total of the Development Impact Project Exaction, as determined by the formula set forth above in twelve equal annual payments. The initial payment shall be due and payable on the Payment Date. (The Payment Date is 24 months after the issuance of the first building permit obtained in connection with the Project or on the issuance of a Certificate of Occupancy whichever occurs sooner.) The subsequent installment payments shall be due and payable without accruing interest on the subsequent eleven anniversary dates of the initial Payment Date. Should the Applicant elect to satisfy its responsibility pursuant to option two, it shall submit to the Authority a written proposal on or before the Payment Date, setting forth a description of the number, location, cost and design of the housing units.

The proposal must satisfy the Housing Creation Exaction requirement, set forth in subparagraph 3(b) of Section 26-2 of Article 26 of the Boston Zoning Code and shall provide for the creation of housing units at a minimum cost equal to the Development Impact Project Exaction as determined by the formula set forth above. This proposal shall be subject to approval of the Authority after public notice and hearing.

7. If the City of Boston shall hereafter impose, assess or levy any excise or tax upon the Applicant or the Project, the proceeds of which are dedicated, in whole or in part, to the establishment of a fund for a purpose substantially similar to the purpose recited in Section 26-1 of said Article 26, amounts payable hereunder by Applicant shall be credited against any such excise tax; provided, however, that if such crediting shall not be legally permissible to satisfy payment of such tax or excise, the obligations of the Applicant hereunder shall, to the extent of the amount of such tax or excise, thereupon cease and be of no further force and effect.

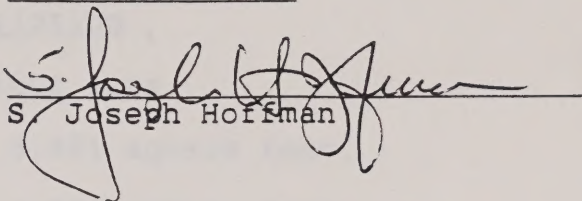
8. This Agreement shall be governed by the laws of The Commonwealth of Massachusetts and notwithstanding any subsequent amendment or repeal (or court decision having the effect of amendment or repeal) of Article 26, shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto, including, without limitation, any successor owner of all or any portion of the Project and

the Trust as successor to the Authority as and when such Trust shall be established.

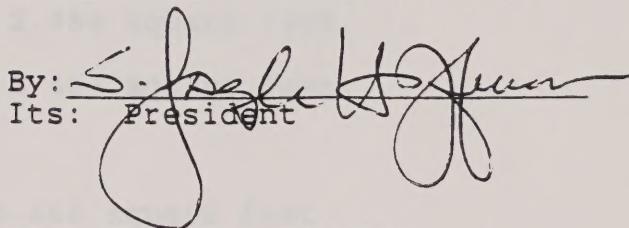
Executed the day and date first above written.

857 BOYLSTON STREET ASSOCIATES

GENERAL PARTNER

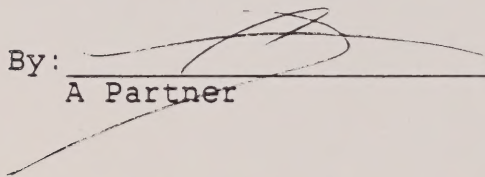

S. Joseph Hoffman

INGALLS REAL ESTATE INC.

By: 
Its: President

BACK BAY 1984 LIMITED
PARTNERSHIP

By: LM&W Companies,
General Partner

By: 
A Partner

BOSTON REDEVELOPMENT AUTHORITY

By: _____

Approved as to form:

Chief General Counsel
Boston Redevelopment Authority

EXHIBIT A

THE INGALLS BUILDING

857 BOYLSTON STREET

Site Description

The site comprises the following four lots:

845 Boylston Street	5,801 square feet
857 Boylston Street	4,937 square feet
859 Boylston Street	2,464 square feet
863 Boylston Street	2,464 square feet

totaling approximately 15,666 square feet

EXHIBIT B

Publication of Public Notices

The Boston Globe	3/25/85
The Boston Herald	3/26/85
The TAB	3/27/85
The Boston Ledger	3/30/85

THE DESIGN REVIEW PROCEDURE FOR
DEVELOPER'S ARCHITECTURAL SUBMISSIONS
TO THE
BOSTON REDEVELOPMENT AUTHORITY

MAY, 1984

**THE DESIGN REVIEW PROCEDURE FOR
DEVELOPER'S ARCHITECTURAL SUBMISSIONS
TO THE
BOSTON REDEVELOPMENT AUTHORITY**

MAY, 1984

BOSTON REDEVELOPMENT AUTHORITY DESIGN REVIEW PROCEDURE

All development proposals submitted to the Boston Redevelopment Authority will be subject to design review and approval. Required submissions shall be made at four stages of project design and construction: Schematic Design, Design Development, Contract Documents, and Construction Inspection. Submissions shall include the materials described herein, except that for projects of limited size, scope and impact on their surroundings, certain of the required materials may be waived by the Authority. This determination will be made at the start of each stage of the Design Review Procedure.

In addition to the four-stage Design Review Procedure, other reviews at the request of either the developer or the Authority are encouraged. It is also expected that reasonable requests for progress prints and other materials in addition to those required herein will be met at any time.

Review of Stages 2, 3 and 4 will be limited to consideration of design refinements, new elements not present in previous submissions, and conformity with previously approved submissions.

NOTE: In addition to design review and approval, projects under consideration by the Boston Redevelopment Authority are usually required to submit the following information: (a) documentation of developer experience, (b) financial information including pro-formas, (c) environmental analyses, and (d) any other information deemed appropriate by the Authority.

DESCRIPTION OF SUBMISSION REQUIREMENTS

All drawings shall be clearly identified and shall include north arrow and graphic scale.

For each submission stage, in addition to full-size scale drawings, please provide three copies of a bound booklet containing all submission materials at a reduced size.

I. SCHEMATIC DESIGN

The intent of this review is to secure agreement on the basic design concept. The following materials are required:

- A. Written description of the project including all program elements and space allocation for each element; zoning requirements and preliminary zoning calculations.
- B. Neighborhood plan and sections at an appropriate scale (1" = 50' or larger) showing relationships of the proposal to the neighborhood's massing, building height, scaling elements, open space, major topographic features, pedestrian and vehicular circulation, and land use; black and white 8" x 10" photographs of the site and neighborhood.
- C. Site plan at an appropriate scale (1" = 20' or larger) showing:
 - 1. General relationships of proposed and existing adjacent buildings and open space. Open spaces defined by buildings on adjacent parcels and across streets shall be included.
 - 2. General location of pedestrian ways, driveways, parking, service areas, streets, and major landscape features.
 - 3. Pedestrian and vehicular (including service) access and flow through the parcel and to adjacent areas.
 - 4. Survey information, such as existing elevations, benchmarks, utilities, etc.
 - 5. Current ownership (including purchase options) of all portions of the development site.
 - 6. Phasing possibilities, if any.
 - 7. Construction limits, if applicable.
- D. Site sections (1" = 20' or larger) showing relationships to adjacent buildings and spaces.
- E. Schematic building plans showing ground floor and typical upper floor(s).

- F. Massing model at 1" = 100' for use in the Authority's downtown cityscape model.
- G. Shadow studies showing the effects of the proposed massing on the surrounding area with particular attention to nearby public spaces including sidewalks, parks, and plazas.

Submission of site plan and massing options, as well as other sketches and diagrams which will help clarify design issues and the proposed solution is encouraged. After review and agreement on the program, site plan and massing, the following materials are required:

- H. Building and site improvement plans, elevations in the context of the surrounding area, and sections showing organization of functions and spaces, all at an appropriate scale (e.g., 1" = 8'). These drawings shall describe architectural massing, facade design, and proposed materials.
- I. Site model at an appropriate scale (1" = 20' or larger). All nearby buildings and streets should be included to illustrate the relationship of proportions, materials and facade treatment to the surrounding buildings.
- J. Wind impact studies at pedestrian levels describing the effect of the project on the surrounding area with particular attention to nearby public spaces including sidewalks, parks, and plazas.
- K. Estimated construction schedule for the project.
- L. Eye-level perspective showing the proposal in context of the surrounding area.
- M. Proposed schedule for submission of Design Development materials.

Upon approval by the Authority of the SCHEMATIC DESIGN, the following submission is required:

II. DESIGN DEVELOPMENT

The intent of this review is to secure agreement on the final design prior to detailed work on Contract Documents. The following materials are required:

- A. Written description of the project (including all program elements and space allocation for each element) and zoning calculations.
- B. Site plan at an appropriate scale (e.g., 1" = 16' or as determined after approval of SCHEMATIC DESIGN) showing:
 - 1. Relationship of proposed building and open space to existing adjacent buildings, open spaces, streets, and buildings and open spaces across streets.

2. Proposed site improvements and amenities including paving, landscaping, lighting and street furniture.
 3. Building and site dimensions, including setbacks and other dimensions subject to zoning requirements.
 4. Any site improvements or areas proposed to be developed by some other party (including identification of responsible party).
 5. Proposed site grading, including typical existing and proposed grades at parcel lines.
- C. Site sections at an appropriate scale (e.g., 1" = 16' or as determined after approval of SCHEMATIC DESIGN).
- D. Building plans (including preliminary structural and mechanical drawings), sections and elevations at an appropriate scale (e.g., 1" = 8') developed from approved schematic design drawings. Elevations shall show the project in the context of the surrounding area as required by the Authority to illustrate relationships of character, scale and materials. All plans, sections and elevations shall reflect the impact of proposed structural and mechanical systems on the appearance of exterior facades, interior public spaces, and roofscape.
- E. Large-scale (e.g., 3/4" = 1'-0") typical exterior wall sections, elevations and details sufficient to describe specific architectural components and methods of their assembly.
- F. Outline Specifications of all materials for site improvements, exterior facades, roofscape, and interior public spaces.
- G. Study model at an appropriate scale (e.g., 1" = 16'; or as determined after approval of SCHEMATIC DESIGN) showing refinements of facade design.
- H. Eye-level perspective drawings showing the project in the context of the surrounding area.
- I. Proposed schedule for submission of Contract Documents.

Upon approval by the Authority of the DESIGN DEVELOPMENT, the following submission is required:

III. CONTRACT DOCUMENTS

The intent of this review is to secure agreement on the detailed design of the proposal. The following materials are required:

- A. Written description of the project, (including all program elements and space allocation for each element) and zoning calculations.
- B. Site plan showing all site development and landscape details for lighting, paving, planting, street furniture, utilities, grading, drainage, access, service, and parking.
- C. Complete architectural and engineering Drawings and Specifications.
- D. Full-size assemblies (at the project site) of exterior materials and details of construction.
- E. Eye-level perspective drawings or presentation model that accurately represents the project, and a rendered site plan showing all adjacent existing and proposed structures, streets and site improvements.
- F. Site and building plan at 1" = 100' for Authority use in updating its 1" = 100' Photogrammetric Map Sheets.
- G. Construction schedule for the project.

During preparation of the Contract Documents, it is the developer's responsibility to notify the Authority, promptly and secure its approval of all changes from the approved Design Development Drawings that are contemplated for site improvements, exterior facades, roofscape and interior public spaces. Progress Drawings representing 50% completion of the Contract Documents may be required for review by the Authority.

Upon approval by the Authority of the CONTRACT DOCUMENTS, the following submissions are required:

IV. CONSTRUCTION INSPECTION

- A. All Contract Addenda, Change Orders, and other modifications and revisions of approved Contract Documents which affect site improvements, exterior facades, roofscape, and interior public spaces.
- B. Shop drawings of architectural components which differ from, or were not fully described in Contract Documents.

Site visits will be conducted to insure construction of the project in accordance the approved Contract Documents.



Properties

J. BRAD GRIFFITH PRESIDENT

April 3, 1985

Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

Attention: Mr. Stephen F. Coyle, Director

Gentlemen:

Consistent with the corporate community support in the neighborhood for the reconstruction of Copley Square, 857 Boylston Street Associates is pleased to contribute \$50,000 to the City of Boston for the redesign and reconstruction of Copley Square. This contribution will be made in two parts, the first in the amount of \$25,000 this spring and the second \$25,000 in the fall of 1986.

As you know, 857 Boylston Street Associates is a joint venture partnership between LM+W Properties Company, Inc. and Ingalls Associates, created for the purpose of constructing Ingalls Associates new corporate headquarters at 857 Boylston Street.

We look forward to a long continuing and pleasant relationship in the Back Bay community.

Sincerely yours,

A handwritten signature in dark ink, appearing to be 'JBG', with a long horizontal line extending to the right.

JBG/em

cc/Back Bay Association, Inc.
Frederick V. Casselman, Esq.
Robert Del Col

MEMORANDUM

APRIL 18, 1985

TAKEN UNDER ADVISEMENT: APRIL 4, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: MARC WEBB, ASSISTANT DIRECTOR,
PLANNING AND ZONING
LINDA BOURQUE, DIRECTOR OF ZONING
SUSAN ALLEN, ASSISTANT DIRECTOR, URBAN DESIGN AND
DEVELOPMENT
MITCHELL FISCHMAN, SENIOR PROJECT COORDINATOR,
BACK BAY

SUBJECT: APPROVAL OF DEVELOPMENT IMPACT PROJECT PLAN
AND DEVELOPMENT IMPACT PROJECT AGREEMENT FOR THE
INGALLS BUILDING AT 857 BOYLSTON STREET
IN THE BACK BAY OF BOSTON PROPER

857 Boylston Street Associates, a joint venture partnership between LM&W Properties Company, Inc., and Ingalls Real Estate, Inc., requests approval of a Development Impact Project Plan (DIPP) for construction of a new 11-story mixed-use office building with ground-floor retail space and below-grade parking. The development, known as The Ingalls Building at 857 Boylston Street in the Back Bay, is sited on approximately 15,666 square feet of land midway between Fairfield and Gloucester Streets along Boylston Street (attached site map). The building will include approximately 141,950 square feet of floor area for Floor Area Ratio (F.A.R.) purposes, 6,000 of which will be dedicated to ground-floor retail space and the remainder to first-class office space (with approximately 50% for Ingalls Associates, the long-time Boston advertising firm which previously occupied one of the structures on this site). The building will also provide 29 parking spaces, of which 27 will be below grade. Service and delivery access to the development will be from two loading bays in the rear alley between Boylston and Newbury Streets. The height of the building will be approximately 135 feet (11 stories) to the roof line and the F.A.R. will be approximately 9.1, which is below the allowed height of 155 feet and F.A.R. of 10, respectively. The architect is The Architects Collaborative, Cambridge, Massachusetts, with Howard Elkus as Principal Architect.

The development has undergone extensive design review by the Authority staff and schematic design plans have been approved. The Back Bay Architectural Commission has approved the schematic plans with conditions on February 13, 1985, and issued a "Certificate of Appropriateness" for the project on March 22, 1985.

Construction is estimated to commence in April, 1985, with completion scheduled in June, 1986. Approximately 80 construction jobs will be provided. After occupancy, The Ingalls Building will have an employee population of approximately 560 people.

MS3/RR/041785

In accordance with the Development Impact Project Plan (DIPP) and Agreement for The Ingalls Building at 857 Boylston Street, a Development Impact Project Exaction of \$275,530 shall be paid by the developers to the Boston Redevelopment Authority, acting in its own behalf and as escrow agent for the Neighborhood Housing Trust, for development of low and moderate income housing in the City.

The developer will require his General Contractor and his Subcontractors to use their best efforts to employ 50% Boston residents, 25% minorities and 10% women in their workforce for the construction of this project. The developer has also agreed to formulate a voluntary Employment Opportunity Plan in the future, which plan will detail the developer's good faith efforts to assure that 50% of the employment opportunities created in the project will be made available to Boston residents.

Consistent with the corporate community support in the Back Bay neighborhood for reconstruction of Copley Square, the developer will also contribute \$50,000 for the City for the redesign and reconstruction of Copley Square as set forth in the terms of the attached letter and in the Development Impact Project Agreement. The developer has also agreed to provide trees along Boylston Street in the front of 857 Boylston Street.

We therefore recommend that the Authority approve the attached Development Impact Project Plan for the Ingalls Building and authorize the Director to execute the Development Impact Project Agreement.

Appropriate votes follow:

VOTED: That in connection with the Development Impact Project Plan for The Ingalls Building, to be erected on a parcel of land at 845-863 Boylston Street in the Back Bay of Boston Proper, presented at a public hearing duly held at the offices of the Authority on April 4, 1985, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Plan (1) conforms to the general plan for the City of Boston as a whole; (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) does adequately and sufficiently satisfy all other criteria and specifications for a Development Impact Project Plan as set forth in Article 26 of the Boston Zoning Code as amended; and further

VOTED: That pursuant to the provisions of Article 26 of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves the Development Impact Project Plan for the Ingalls Building at 857 Boylston Street in the Back Bay. Said Development Plan is embodied in a written document entitled "Development Impact Project Plan for The Ingalls Building at 857 Boylston Street between Fairfield Street and Gloucester Street in the Back Bay of Boston Proper," dated April 4, 1985, as amended, and in a series of schematic drawings listed in Exhibit A of said document; said document and plans shall be on file in the office of the Director of Zoning of the Authority; and further

- VOTED: That the Authority hereby authorizes the Director to execute, in the name and on behalf of the Authority and as an escrow agent for the as yet unformed Neighborhood Housing Trust, a Development Impact Project Exaction Agreement with the developer of The Ingalls Building and to certify, in the name of the Authority, that plans submitted to the Building Commissioner in connection with said project are in conformity with said Development Impact Project Plan and that the developer has entered into an Agreement with the Authority to be responsible for a Development Impact Project Exaction; and further
- VOTED: That the Authority hereby acknowledges that the developer has pledged to contribute \$50,000 to the City of Boston for the redesign and reconstruction of Copley Square: \$25,000 in the Spring of 1985 and \$25,000 in the Fall of 1986, as set forth in the letter dated April 3, 1985, from LM&W Properties to Stephen F. Coyle, Director of the Boston Redevelopment Authority; and further
- VOTED: That in reference to petition Z-7566, brought by 857 Boylston Street Associates, for a conditional use and a variance as listed in the Development Impact Project Plan for The Ingalls Building at 857 Boylston Street, Boston, which is approved by the Authority today, the Boston Redevelopment Authority recommends approval provided that the Authority and the Developer have executed a Development Impact Project Agreement and that plans are submitted to the Authority for design review approval to ensure that the plans are consistent with the plans previously approved by the Authority and with the Development Impact Project Plan. The Authority finds said petition to be in conformity with said Development Plan.

FACT SHEET
THE INGALLS BUILDING
857 BOYLSTON STREET
BACK BAY

DEVELOPMENT TEAM

Developer: 857 Boylston Street Associates, a joint venture partnership between LM&W Properties Co., Inc. and Ingalls Real Estate, Inc.

Architect: The Architects Collaborative, Cambridge, Massachusetts.

SITE DESCRIPTION

Location: 845-863 Boylston Street, Back Bay - midway between Fairfield and Gloucester Streets on Boylston Street's north side.

Size: Approximately 15,666 square feet of land, mostly vacant, now being cleared of buildings.

PROJECT DESCRIPTION:

Construction of a new 11 story (plus mechanical penthouse) building to serve both as the corporate headquarters for Ingalls Associates, and as speculative office space. It will contain approximately 65,000 square feet of office space for Ingalls Associates and about 70,885 square feet of speculative office space. The building will also have 29 parking spaces of which 27 will be below grade, and 6,050 square feet of ground floor retail space.

Height: Elevation at the roof line of 135'2"; to top of mechanical penthouse approximately 155' (current zoning would provide for 155' at the roof line).

FAR Square Footage: 141,950 square feet, for a FAR of approximately 9.1 (which is below the FAR of 10 currently allowed).

Estimated Construction Time: Begin in April, 1985 with completion scheduled for June, 1986.

PROJECTED
NUMBER OF
EMPLOYEES:

During construction an estimated 80 jobs will be created. After completion the employee population will be approximately 560 people. The Developer has agreed to use his and his General Contractor's best efforts to employ 10% women, 25% minority and 50% Boston residents in their

workforce for the construction of the project. Furthermore, the Developer has agreed to formulate a voluntary Employment Opportunity Plan in the future, which will detail his good faith efforts to assure that 50% of the employment opportunities created in the project are made available to Boston residents.

DEVELOPMENT
IMPACT
PROJECT
EXACTION:

As required by Section 26-3 of the Boston Zoning Code, the Developer will enter into a Development Impact Project Agreement with the Boston Redevelopment Authority acting in its own behalf and as an escrow agent for the Neighborhood Housing Trust calling for a total Development Impact Project exaction payment of about \$275,530.

ADDITIONAL
PUBLIC
BENEFITS:

The Developer has volunteered a \$50,000 contribution towards the redesign and reconstruction of Copley Square, as set forth in the attached April 3, 1985 letter from LM&W Properties to the Authority.

ZONING
DEVIATIONS
REQUIRED:

A Conditional Use Permit for Use Item #72 (off-street parking accessory to office and retail uses), and a variance of 5' for the rear yard set back will be required. A hearing before the Zoning Board of Appeals for this conditional use permit and variance has been scheduled for April 9, 1985.

HYNES AUDITORIUM

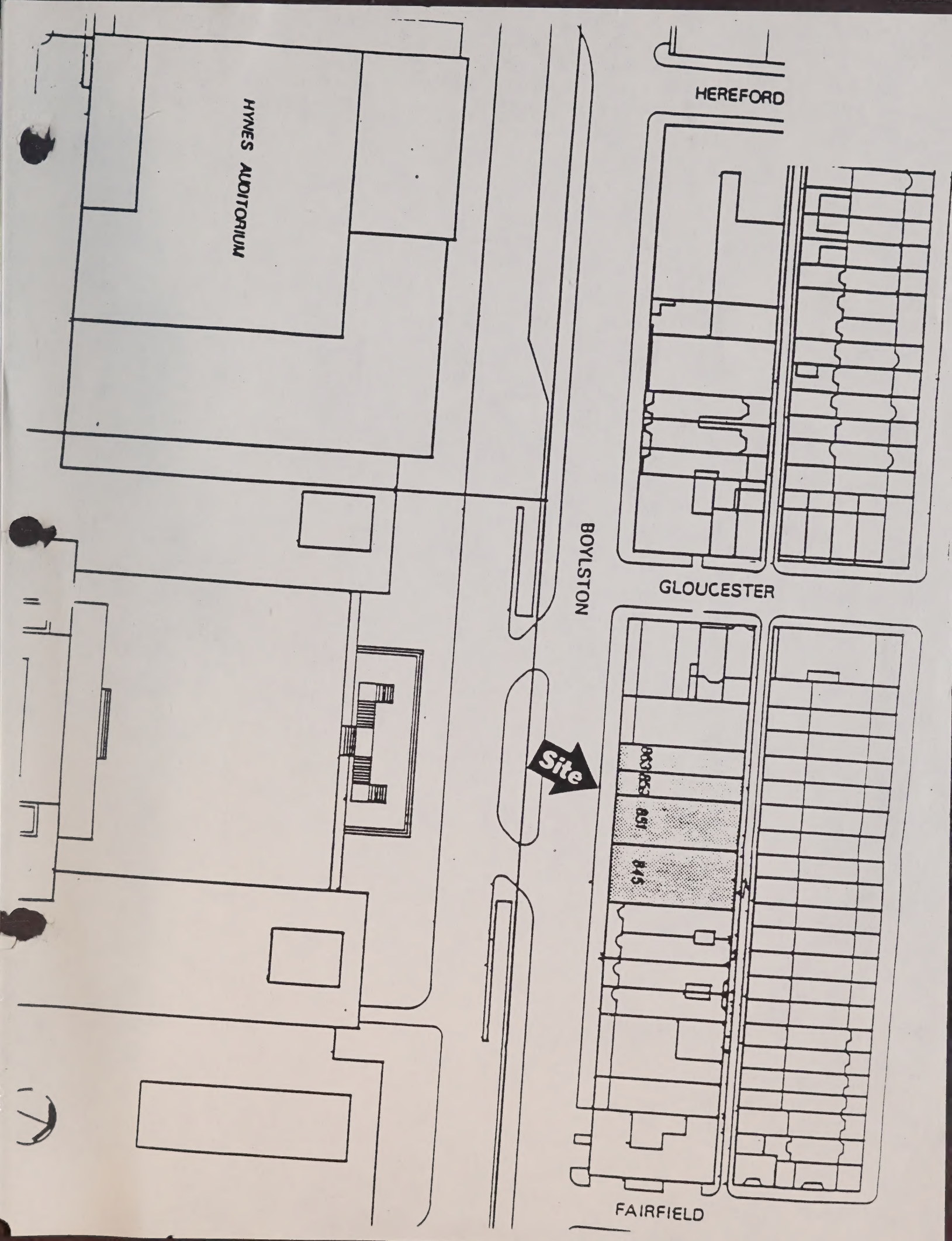
HEREFORD

BOYLSTON

GLOUCESTER

Site

FAIRFIELD





STREET

ROAD

STREET

STREET